

Accessory Dwelling Units



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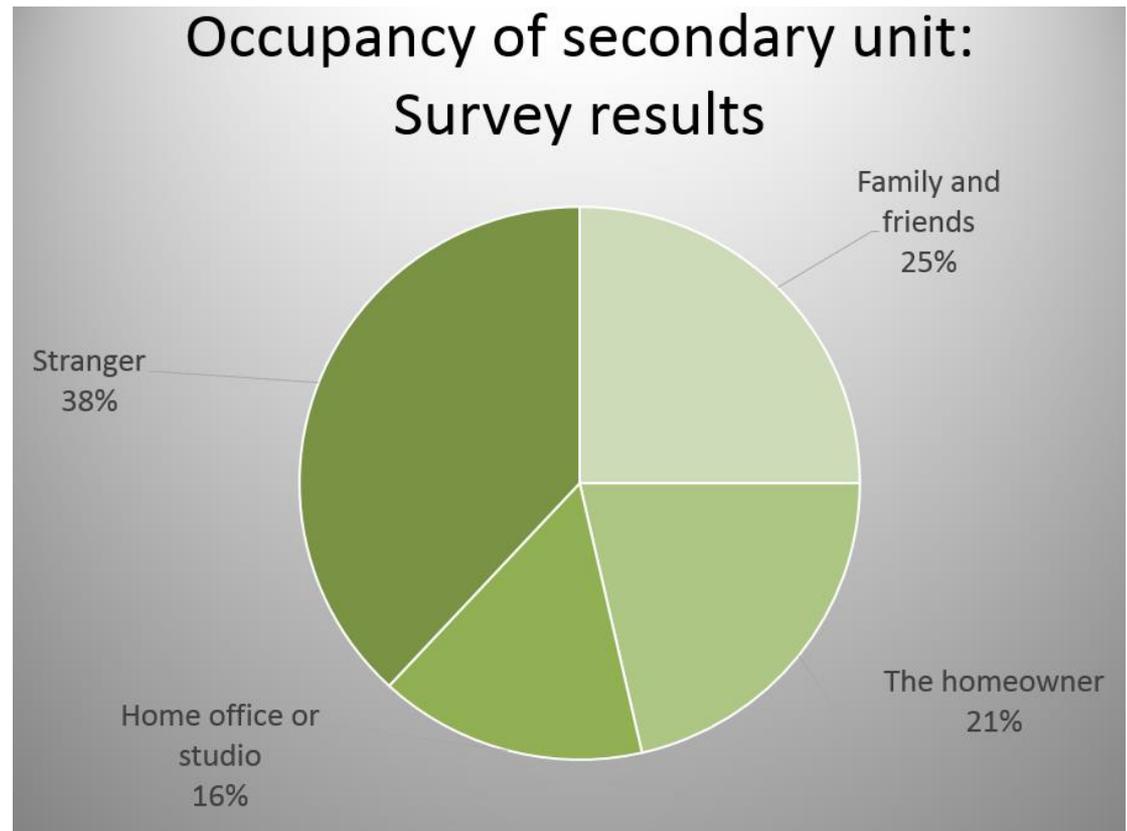


Benefits

- Environmentally friendly
- Lower cost
- Invisible density
- Added income to homeowners

ADU's Help Households

- Family needs change
- Flexibility allows families to adapt
- Car ownership changing with technology



Market Potential

Market potential= 31%
of single family owners
want ADU's



Vancouver allows ADU's with
building permits:
500 units/year
35% of single family homes

Share of Single-family Houses with ADUs



Vancouver, BC



Seattle, WA



Portland, OR

Why are we not building more?

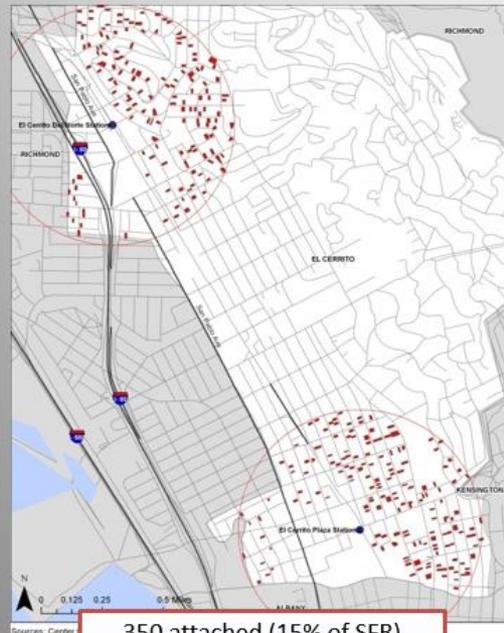
Zoning and Permitting Barriers:

- Lot size
- Setbacks
- Parking
- Process/fees

Source: Karen Chapple, Yes in My Backyard

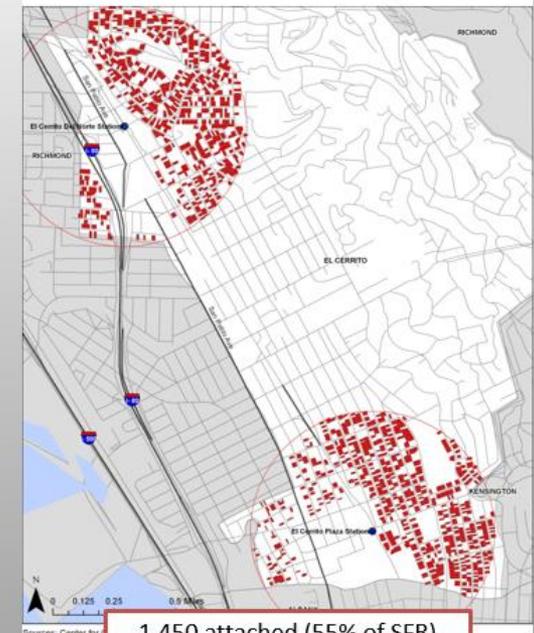
Reducing Parking Requirement El Cerrito

Current Zoning



350 attached (15% of SFR)
or
270 detached (12% of SFR)

Reduced Parking



1,450 attached (55% of SFR)
or
1,125 detached (45% of SFR)

What can we do?

1. Declare ADU's
an accessory use
(like a home office)

2. Widely allow ADUs
by building permit
Without

- Parking
- New utility hookups
- High fees
- Sprinklers



Is this a home office? a studio? a home?

Source: Karen Chapple, Yes in My Backyard